



Filed Electronically\_\_\_\_\_

Entered on Docket  
November 05, 2009

A handwritten signature in black ink, appearing to read "Bruce A. Markell".

Hon. Bruce A. Markell  
United States Bankruptcy Judge

**WILDE & ASSOCIATES**

Gregory L. Wilde, Esq.

Nevada Bar No. 004417

208 South Jones Boulevard

Las Vegas, Nevada 89107

Telephone: 702 258-8200

Fax: 702 258-8787

[bk@wildelaw.com](mailto:bk@wildelaw.com)

and

**MARK S. BOSCO, ESQ.**

Arizona Bar No. 010167

**TIFFANY & BOSCO, P.A.**

2525 East Camelback Road, Suite 300

Phoenix, Arizona 85016

Telephone: (602) 255-6000

U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of  
December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through  
Certificates Series 2006-NC3

09-75628 / 0325692705

**UNITED STATES BANKRUPTCY COURT**

**SOUHERN DISTRICT OF NEVADA**

In Re:

Lonell Washington

Debtors.

08-17254-bam

Motion no.

Date:

Time:

Chapter 13

**ORDER VACATING AUTOMATIC STAY**

Pursuant to the Declaration re Breach of Condition filed on October 6, 2009 and Debtors failure to cure the default prior to its expiration, and good cause appearing.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceeding is immediately vacated and extinguished for all purposes as to Secured Creditor, U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 its assignees and/or successors in interest, and Secured Creditor may proceed with a foreclosure of and hold a Trustee's Sale of the subject property, generally described as 2801 Webster Street , North Las Vegas NV and legally described as follows:

Lot 83 in Block 5 of PARK NORTH SUBDIVISION UNIT 1-B, as shown by Map thereof on file in Book 6 of Plats, page 75 in the office of the County Recorder of Clark County, Nevada.

pursuant to applicable State Laws, and thereafter commence any action necessary to obtain complete possession of the subject property.

**IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtors at least five business days' notice of the time, place and date of sale.**

///

///

///

///

///

///

///

///

///

///

1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby  
2 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee  
3 of the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its  
4 secured Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the  
5 foreclosure sale.

6 DATED this 4<sup>th</sup> day of November, 2009.

7 Submitted by:  
8 Wilde & Associates

9 /S/GREGORY L. WILDE  
10 By \_\_\_\_\_  
11 **GREGORY L. WILDE, ESQ.**  
12 Attorney for Secured Creditor  
13 208 South Jones Boulevard  
14 Las Vegas, Nevada 89107  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any  
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,  
and each has approved or disapproved the order, or failed to respond, as indicated below  
(list each party and whether the party has approved, disapproved, or failed to respond to the  
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☐ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☐ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☐ failed to respond to the document

16 Other Party: \_\_\_\_\_

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☒ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of  
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which  
22 they have not replied

23  
24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor